

# FRICK AND THE FLAT IRON

That the building strikes did induce a number of capitalists who contemplated building lofty structural iron and steel buildings to abandon those plans, temporarily at least, is unquestioned. The building strikes probably lost in all, including the losses of wages, the canceling of contracts and the impairment of manufacture in structural steel and iron and the building materials, not far from \$30,000,000. It is true that almost all of this was consequential, and not direct loss, for there has been no impairment of real estate values in New York City, writes "Holland" from New York in the Philadelphia "Press."

One of the best illustrations of the suddenness with which this reaction came is that furnished by the abandonment of negotiations for the sale of the flat iron building at Broadway, Twenty-third street and Fifth avenue. When built it was of unique architecture, although it has been recently imitated a mile away at Forty-second street and Broadway by the architects who have constructed the almost completed building that is to be in part occupied by the "Times." This smaller and newer building is ornamented, although some architects think disfigured by a super-structure, tower-like, delicate and graceful in its outlines, but yet destroying the massive simplicity of aspect which the building would otherwise have, and which is the striking feature of the lower flat iron building.

If Amos R. Eno were living, although he was accustomed to surprises in his real estate ventures and to see great wealth suddenly developed where before was only a moderate income in real property, nevertheless he would be astonished were he to see upon the little triangle of land for which he paid less than \$100,000 the most costly and eccentric and defiant of modern business structures erected, so different from all others that it now has world-wide celebrity. The promoters of this building dared to put \$4,000,000 into the land and structure and the wonder was how they could expect income enough to pay the interest upon the cost at a fair profit. It was so lofty that would-be tenants were timid, fearing that a gale or lightning might play havoc with it. Its situation and its structure cause it to make curious wind phenomena, even producing suction across the street sufficient to crush in plate glass windows. There was one daring investor, however, who looked favorably upon this building, a man who has always been wisely daring in a business career unsurpassed for successes and even romances, Henry C. Frick.

When Mr. Frick was approached by the owners of the flat iron building, it was with a view of persuading him to do what no other man had done in New York City, excepting John Jacob Astor and his cousin, William Waldorf Astor. The negotiations involved the purchase by Mr. Frick of the flat iron building and went so far that he agreed to take title and pay \$5,000,000 even money, for the land and building. Both of the younger Astors have erected buildings that have cost as much as that, but it is not known that any individual has ever agreed to pay on his own account as much as \$5,000,000 for any one structure in New York City.

When it came to terms Mr. Frick is understood to have offered to pay \$4,000,000 in cash, which was exactly what the building and land cost, and \$1,000,000 in Pittsburgh real estate, appraised by competent experts. But upon these terms the owners hesitated. It seemed to them that they should have spot cash, and while the negotiations were thus pending, that sudden palpable and yet invisible reaction that affected all the New York real estate properties made itself felt. Mr. Frick felt it and withdrew his offer. Now real estate experts are wondering whether the owners of that building made a mistake in not accepting Mr. Frick's terms or whether in the long run they will not find the income from the building sufficient to pay interest at a reasonable profit upon the investment.

At the same time a corporation that had erected one of the most beautiful and highest of office buildings upon Broadway, near Union square, found themselves of a sudden confronted by this reaction. The building is 18 stories high. After it was completed the various floors above the fourth were rented so rapidly as to cause amazement that there should have been that demand. It was easy to find that with tenantry of that kind with the building entirely occupied there would be a handsome return upon the investment, somewhat less of \$2,000,000. Three of the second, third and fourth, after negotiations with certain tenantry, the aggregate rent of these three floors being almost upon the same day in the same week, every

one of these negotiations was ended, nor has there been any demand from desirable tenantry since that time for the renting of these three floors. That reaction was almost identical in time with the one which caused Mr. Frick to withdraw his offer for the flat iron building.

## THE WEST VIRGINIAN'S OFFICIAL DIRECTORY

President of the United States—Theodore Roosevelt, of New York.  
Secretary of State—John Hay, of Ohio.

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United States District Courts—The Northern District.

Judge—John J. Jackson.

Clark—Jasper Y. Moore.

District Attorney—Reese Blizzard.

Assistant District Attorney—E. M. Showalter.

U. S. Marshal—Charles D. Elliott.

The Southern District.

Judge—Benjamin F. Keller.

Clerk—Edwin M. Keatley.

District Attorney—George W. Atkinson.

Assistant District Attorney—Elliott Northcott.

U. S. Marshal—John K. Thompson.

United States Senators.

Stephen B. Elkins and Nathan B. Scott.

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First district—Blackburn B. Dovern.

Second district—Alston G. Dayton.

Third district—Joseph H. Gaines.

Fourth district—James A. Hughes.

Fifth district—Harry C. Woodyard.

State Government.

Governor—Albert B. White.

Secretary of State—Wm. M. O. Dawson.

Superintendent of Schools—Thomas C. Miller.

Auditor—Arnold C. Scherr.

Treasurer—Peter Silman.

Attorney General—Romeo H. Freer.

Adjutant General—S. B. Baker.

Commissioner of Banking—M. A. Kendall.

Commissioner of Labor—I. V. Barton.

Chief Mine Inspector—J. W. Paul.

Supreme Court of Appeals.

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Judge Parker's Strength in New York. From the N. Y. Press, (Rep.)

We have searched high and low to find some election table that would show Judge Parker to be a great vote-getter, but unless we go back to the days when New York's population was so small that there were not as many votes in the whole State as Judge Parker cast, we cannot discover that anybody who ever ran for anything failed to beat the boots off him at polling votes.

We set down the cruel figures for whatever any one may be able to do with them.

Republican Votes Cast.  
1902—Odell ..... 665,150  
1900—McKinley ..... 821,992  
1898—Roosevelt ..... 661,707  
1896—McKinley ..... 819,838  
1894—Morton ..... 673,818  
1892—Harrison ..... 609,350  
1897—Parker ..... 554,680

Democratic Votes Cast.  
1902—Coler ..... 655,398  
1900—Bryan ..... 678,386  
1898—Van Wyck ..... 643,921  
1896—Stanchfield ..... 693,733  
1894—Bryan ..... 551,369  
1892—Hill ..... 517,710  
1897—Parker ..... 554,680

It will be seen that Judge Parker's vote-getting power, measured with Republicans, is lacking in units running all the way from 50,000 to more than a quarter of a million. Furthermore, the nearest approach he makes to anything like a fair-sized vote, compared with Republican candidates, is when set alongside of the figures away back in 1892, when the Cleveland landslide hit New York and the rest of the country with a truly "sickening thud," as the aftermath proved. And measured even by 1892 standards he polled in 1897 only 554,000 votes, against General Harrison's 609,000!

It is also to be noted that to find a time when Judge Parker's vote makes a respectable showing against an important Republican we must go as far back as 1880, when Garfield polled 555,554 votes as against Parker's 554,680 SEVENTEEN YEARS LATER, there being in 1880 not many more than a million of ballots in the State!

From the N. Y. Tribune (Rep.)

An examination of the New York election returns for the last ten years will show that the Southern and Western idea of Judge Parker as a man of demonstrated strength in this State is entirely mistaken. In 1897 he polled only 554,680 votes, yet the year before Mr. Bryan had received 551,369, in spite of the enormous Democratic defection which rolled up a McKinley plurality of 269,000; and the year after, 1898, Van Wyck, bearing all the burdens of Crokerism, against Roosevelt, aided by all the war enthusiasm, received 643,921 and still was beaten. Judge Parker owed his election not to his own popularity, but to the defection of no fewer than 75,000 Republicans from the regular party ticket in this city. He showed no personal strength; but the supporters of Seth Low for mayor could not vote for Judge Wallace without splitting a ticket, and so he received only 498,791 votes, while the Republican ticket in the off year of 1895 received 601,205, and 661,715 in 1898. Judge Parker's name was scarcely heard during the campaign, and but for the division in the Republican party he would have been badly beaten. Two years ago the Democracy had the opportunity to show the Democrats of the country Judge Parker's vote getting powers; but David B. Hill no more dared trust him to demonstrate them in advance of a Presidential nomination than he dared trust him to exhibit his financial views before the convention had acted.

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## ANNOUNCEMENTS

Of Reduced Fares Authorized via Baltimore and Ohio Railroad, Summer Season, 1904.

Atlantic City and Seashore.  
Special low rate excursions from all points east of the Ohio river on June 30th, July 14th and 28th, August 11th and 25th, and September 8th.

Cincinnati, O.  
Grand Lodge, B. P. O. Elks, July 18-23. One fare plus \$1.00 for the round trip. Tickets on sale July 15th, 16th, 17th, good returning until July 23d, inclusive.

Detroit, Mich.  
Baptist Young People's Union of America, International Convention, July 7-10. One fare plus \$2.00 for the round trip. Tickets on sale July 5th to 7th, good returning until July 12th, inclusive.

Louisville, Ky.  
Knights of Pythias, Biennial Encampment, August 10-19. One fare plus \$1.00 for the round trip. Tickets on sale August 12th, 13th, 14th and 15th, good returning until August 31st, inclusive.

San Francisco, Cal.  
Triennial Conclave, Knights Templar, September 5-9. One fare for the round trip to Chicago or St. Louis added to fares tendered therefrom (Chicago \$50.00; St. Louis \$47.50). Dates of sale to be announced later.

San Francisco, Cal.  
Sovereign Grand Lodge, I. O. O. F., September 19-25. One fare for the round trip to Chicago or St. Louis added to fares tendered therefrom (Chicago \$50.00; St. Louis \$47.50). Dates of sale to be announced later.

Toronto, Ont.  
Friends' General Conference, August 10-19. One fare plus \$2.00 for the round trip. Tickets on sale August 9th to 11th, good returning until August 31st, inclusive.

For additional information concerning rates, routes, time of trains, etc., call on or address ticket agents, Baltimore & Ohio R. R.

## HOTEL "BELLEVUE"

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Baths and Bar Attached to Hotel.

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## SKINNER'S TAVERN

At the Depot.

The largest and handsomest Sample rooms in the Country located in the new \$200,000 Court House.

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Fairmont, W. Va.

## CHEAP EXCURSIONS

To the St. Louis World's Fair, via Baltimore and Ohio Railroad.

Every Tuesday in June, only \$13.00 round trip from Fairmont.

Tickets will be good going in coaches only on specified train, and in coaches or regular trains returning not later than ten days, including date of sale.

Call on ticket agents for time of train and full information.

BALTIMORE & OHIO RAILROAD

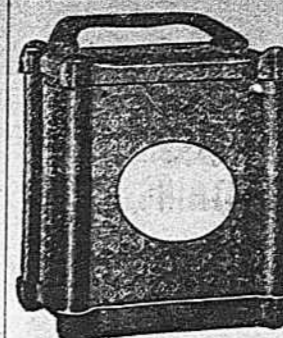
Very Low Rate Sunday Excursion Tickets On Sale May 15.

Effective May 15 and continuing every Sunday thereafter until further notice, the Baltimore & Ohio Railroad will place on sale excursion tickets between stations of Wheeling and Grafton, good going East bound on regular train No. 72, leaving Fairmont at 10:52 A. M., and returning no regular trains No. 71-55, leaving Grafton 12:40 noon, and 6:50 P. M.; and good going West bound on regular train No. 5, leaving Fairmont at 7:47 A. M., and returning on regular train No. 4, leaving Wheeling at 5:00 P. M. For tickets and full information, call on ticket agent.

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PASSENGER trains will arrive at and depart from Fairmont on the following schedule on and after May 22, 1904:

### MONONGAH DIVISION.

No. 5.—Arrives at Fairmont 5:35 P. M.  
No. 1.—Arrives at Fairmont 12:10 P. M.  
No. 3.—Arrives at Fairmont 7:45 A. M.  
No. 2.—Leaves Fairmont... 7:10 A. M.  
No. 6.—Leaves Fairmont... 1:53 P. M.  
No. 4.—Leaves Fairmont... 9:55 P. M.

All trains are daily except Nos. 3 and 4 on the F., M. and P. branch, which are daily except Sunday.

For sleeping car reservations and information concerning tickets and rates, consult

T. B. HENDERSON, Ticket Agent.

WEST BOUND.

No. 7.—Chicago Express. 4:24 A. M.

No. 5.—Wheeling Accommodation... 7:47 A. M.

No. 55.—Wheeling & Cincinnati Express. 7:29 P. M.

No. 71.—Wheeling Accommodation... 1:36 P. M.

EAST BOUND.

No. 8.—New York, Baltimore and Washington Express. 3:25 A. M.

No. 72.—Grafton Accom'n 10:53 A. M.

No. 46.—New York, Baltimore and Washington Express. 1:48 P. M.

No. 4.—Grafton Accom'n 8:38 P. M.

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ARRIVES.

No. 50.—Pittsburg Accom'n 1:00 P. M.

No. 4.—Pittsburg Accom'n 9:55 P. M.

DEPARTS.

No. 3.—Pittsburg Accom'n 7:50 A. M.

No. 51.—Connellsville Accom'n 2:10 P. M.

No. 69 leaves daily for Morgantown at 9:05 P. M. No. 62 arrives from Morgantown at 6:55 A. M., daily except Sunday; at 8:00 A. M. Sunday only.

Baseball clubs are given special prices on supplies at J. L. Hall's hardware store.

Some one will get the hundred dollars in gold. It is worth guessing for.

All of the latest telegraphic and local news will be found in the West Virginian.

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